

(860)594-3020

**MINUTES OF SPECIAL MEETING HELD**

**BY STATE TRAFFIC COMMISSION**

**AUGUST 31, 2006**

Present: Deputy Commissioner H. James Boice  
Department of Transportation

Deputy Commissioner Edward Lynch  
Department of Public Safety

Deputy Commissioner John Herman  
Department of Motor Vehicles

The special meeting was called to order in Room G-328 of the Department of Transportation, 2800 Berlin Turnpike, Newington, Connecticut, at 2:00 p.m. on Thursday, August 31, 2006.

1. Ms. Cabelus, Executive Director of the State Traffic Commission, stated that the following regulatory items had no unresolved issues, and the Legal Traffic Authorities (LTA) were all in agreement with the recommendations.

Upon motion of Deputy Commissioner Herman, seconded by Deputy Commissioner Lynch, it was voted to approve the following Traffic Investigation Reports, copies of which are on file in the Office of the Commission:

**East Hartford - STC# 042-0608-01**

1. Approve a revision of the existing semi-actuated traffic control signal located on SR 502 at the intersection of the Mall/Cinema drive to include the Phillips Farm drive.

Upon completion of the revision to the signal, the Department of Transportation will review the installation and, upon acceptance, assume ownership and ordinary maintenance such as cleaning, and minor electrical repair. Major component replacement, repair or damage due to accident, vandalism, or nature and replacement due to normal wear shall be the responsibility of the owner of the Phillips Farm. When the maintenance cost and/or repair costs exceed \$500.00, the Department of Transportation shall perform this work and bill the owner of Phillips Farm for the actual cost. The owner of the Phillips Farm development will be responsible for the cost of the electricity required to operate the traffic control signal.

**East Hartford - STC# 042-0608-01 - Contd.**

2. Rescind the previously approved lane-use control at the intersection of SR 502 and the Mall/Cinema drive.
3. Approve lane-use control at the intersection of SR 502, Phillips Farm and the Mall/Cinema drives.

SR 502 EB: A combination through/right-turn lane  
A through lane  
An exclusive left-turn lane

SR 502 WB: An exclusive right-turn lane  
Two through lanes  
An exclusive left-turn lane

**Ellington - STC# 047-0602-01**

1. Approve the installation of a traffic control signal with emergency vehicle pre-emption at the intersection of Rt. 83 and the Ellington Retail Drive.

Upon completion of the installation of the signal, the Department of Transportation will review the installation and, upon acceptance, assume ownership and ordinary maintenance such as cleaning and minor electrical repair. Major component replacement, repair or damage due to accident, vandalism, or nature and replacement due to normal wear shall be the responsibility of the owner of the Ellington Retail Development. When the maintenance and/or repair costs exceed \$500.00, the Department of Transportation shall perform this work and the owner of Ellington Retail Development for all the actual costs. The owner of Ellington Retail Development will pay for the electricity to operate the signal.

2. Approve lane use control at the intersection of Rt. 83 and Ellington Retail Drive.

Rt. 83 NB: An exclusive right-turn lane  
A through lane

Rt. 83 SB: A through lane  
An exclusive left-turn lane

**Ellington - STC# 047-0608-01**

1. Rescind the previously approved lane-use control at the intersection of Rt. 83 and Lower and Middle Butcher Rds.
2. Approve lane-use control at the intersection of Rt. 83 and Lower and Middle Butcher Rds.

**Ellington - STC# 047-0608-01 - Contd.**

Rt. 83 NB: A combination through/right-turn lane  
An exclusive left-turn lane

Rt. 83 SB: A combination through/right-turn lane  
An exclusive left-turn lane

**Ellington - STC# 047-0608-02**

Approve lane-use control at the intersection of Rt. 83 and Mountain Rd.

Rt. 83 SB: A through lane  
An exclusive left-turn lane

**Ellington - STC# 047-0608-03**

1. Rescind the previously approved lane-use control at the intersection of Rt. 83 and Rt. 286.
2. Approve lane-use control at the intersection of Rt. 83 and Rt. 286.

Rt. 83 NB: A combination through/right-turn lane  
An exclusive left-turn lane

Rt. 286 EB: An exclusive right-turn lane  
A combination through/left-turn lane

**Vernon - STC# 146-0608-02**

1. Rescind the previously approved lane-use control at the intersection of Rts. 83/74 at SR 527.
2. Approve lane-use control at the intersection of Rts. 83/74 at SR 527.

Rts. 83/74 EB: A combination through/right-turn lane  
An exclusive left-turn lane

Rt. 74 WB: An exclusive right-turn lane  
A through lane  
An exclusive left-turn lane

SR 527 NB: A combination through/right-turn lane  
An exclusive left-turn lane

Rt. 83 SB: An exclusive right-turn lane  
A through lane  
An exclusive left-turn lane  
An exclusive left-turn lane

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Ms. Cabelus noted at this time that any material presented at this meeting would be retained for STC records in conjunction with the requirements of the Freedom of Information Act.

**MAJOR TRAFFIC GENERATORS**

**a. East Hartford - STC# 042-0608-02**

Mr. Patrick I. Onwuazor presented the staff report on the request to partially occupy Phillips Farm without complying with all the conditions of Certificate No. 1660.

Deputy Commissioner Boice asked if there would be a cutout for the bus shelter, and Mr. Onwuazor said that he believed so.

Upon motion of Deputy Commissioner Herman, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) allow the Estate of Lillian A. Phillips to operate 22 units of the housing development of the Phillips Farm without full compliance with the conditions of STC Certificate No. 1660 based on the following conditions.

1. That the owner of the development be permitted to occupy 22 units of the housing development without satisfying Condition Nos. 2 and 4 of Traffic Investigation Report No. 042-0503-01.
2. That Condition Nos. 5 and 8 of Traffic Investigation Report No. 042-0503-01 be satisfied with the required lane use signing and temporary signal equipment at this time and that the permanent equipment be completed by November 21, 2006.
3. That Condition Nos. 9, 10 and 11 of Traffic Investigation Report No. 042-0503-01, which required that all necessary easements be in place, be satisfied by November 21, 2006.
4. That all remaining conditions of Traffic Investigation Report No. 042-0503-01 remain in effect.
5. That this approval shall not become effective until a copy of Traffic Investigation Report No. 042-0608-02 has been recorded on the municipal land records in accordance with the established procedure.
6. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**b. Enfield - STC# 048-0608-01**

Mr. Frederick L. Kulakowski presented the staff report on the request to reinstate and revise the conditions of Certificate No. 1403 issued for Peerless Industrial Park.

Upon motion of Deputy Commissioner Herman, seconded by Deputy Commissioner Lynch, it was voted that State Traffic Commission (STC) Certificate No. 1403 (Traffic Investigation Report No. 048-9901-01) be reinstated for one year and the conditions be revised as indicated below:

This recommendation is based on the following conditions:

1. That the request to operate additional square footage of building area without full compliance of State Traffic Commission Certificate No. 1403 (Traffic Investigation Report No. 048-9901-01) be denied.
2. That Condition No. 2 of Traffic Investigation Report No. 048-0403-01, which permitted the occupancy of up to 94,922 square feet of industrial building space without widening Route 220 to provide a left-turn bypass area and a right-turn deceleration area on Route 220, be revised to permit the occupancy of up to 95,089 square feet.
3. That all other conditions of Certificate No. 1403 remain in effect.
4. That this approval shall not be effective until a copy of Traffic Investigation Report No. 048-0608-01 has been recorded on the municipal land records in accordance with the established procedure.
5. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**c. New Haven - STC# 092-0605-01**

Ms. Natasha A. Franco presented the staff report on the Application for Certificate filed for Air Rights Garage Expansion (North Pavilion-Cancer Center and Yale-New Haven Hospital Campus).

Deputy Commissioner Boice asked where the pedestrian bridge was located, and Ms. Franco identified it for him on the plans. He also asked whether the roundabout was at-grade, and she confirmed that it was.

**c. New Haven - STC# 092-0605-01 - Contd.**

Upon motion of Deputy Commissioner Herman, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Yale-New Haven Hospital for the expansion to Air Rights Garage to include the North Pavilion (Cancer Center) and Yale-New Haven Hospital Campus for a total 4,671,685-square-foot gross floor area with 5,500 parking spaces, located in the City of New Haven, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions set forth are based on and refer to the plans prepared by Tighe & Bond and dated as follows:

- A. "Yale-New Haven Hospital, Site Plan," Drawing No. A-1, dated July 7, 2006, revised August 11, 2006.
  - B. "Yale-New Haven Cancer Center, North Pavilion, Pavement Marking and Signing Plan," C-3, dated November 18, 2005.
  - C. "Improvement Plan - 1, Air Rights Garage, Conceptual Improvements - Route 34 At Air Rights Garage, New Haven, Connecticut, May 2006," Sheet SS.01, revised August 29, 2006.
  - D. "Improvement Plan - 2, Air Rights Garage, Conceptual Improvements - Route 34 At Air Rights Garage, New Haven, Connecticut, May 2006," Sheet SS.02, revised August 29, 2006.
1. That all conditions of Certificate Nos. 311 and 631 remain in effect.
  2. That the site driveways for the Cancer Center on Park Street be constructed in substantial conformance with the referenced plans.
  3. That the site driveways for the Air Rights Garage be reconstructed in substantial conformance with the referenced plans.
  4. That intersection sight distances be provided and maintained from the site driveways as indicated on the referenced plans.
  5. That North Frontage Road be widened in substantial conformance with the referenced plans.
  6. That North Frontage Road be overlaid within the limits of the widening. The extent of the overlay is to be determined by the City of New Haven.
  7. That westbound Route 34 be widened/reconstructed in substantial conformance with the referenced plans.
  8. That eastbound Route 34 be widened/reconstructed in substantial conformance with the referenced plans.

**c. New Haven - STC# 092-0605-01 - Contd.**

9. That Route 34 be overlaid within the limits of the widening. The extent of the overlay is to be determined by Department of Transportation's District 3 Office.
10. That the traffic control signal on North Frontage Road and York Street be revised to include signalization of the intersection of North Frontage Road and westbound Route 34, exit 3 off-ramp.
11. That a roundabout and associated driveways be constructed on Route 34 for the Air Rights Garage in substantial conformance with the referenced plans.
12. That the roundabout and associated driveways noted in Condition No. 11 be maintained by the City and/or New Haven Parking Authority.
13. That a maintenance agreement noted in Condition No. 12 with the State be in place prior to the issuance of an encroachment permit.
14. That the guide rail/jersey barrier affected by improvements noted in Traffic Investigation Report No. 092-0605-01 be revised in a manner satisfactory to the Department of Transportation's (Department) District 3 Office. The revisions may include, but are not limited to, the replacement and relocation of the guide rail/jersey barrier to conform with current Department design standards, regrading, and installation of appropriate end treatments.
15. That illumination be installed for the Route 34 roundabout. The owner of Yale-New Haven Hospital shall be responsible for the cost of the electricity to operate the illumination.
16. That the drainage computations for Air Rights Garage and the Route 34 Expressway be analyzed to the system's outlet or the hydraulic control prior to the issuance of an encroachment permit.
17. That overhead signs, sign supports, and foundations be installed on Route 34 in substantial conformance with the referenced plans.
18. That signs and pavement markings on Route 34 be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
19. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.

c. New Haven - STC# 092-0605-01 - Contd.

20. That all work on roadways that are owned and maintained by the City of New Haven be performed in conformance with the standards and specifications of the City of New Haven.
21. That parking Lot E be certified, as an expansion to Certificate No. 786, prior to the opening of the North Pavilion (Cancer Center).
22. That the structural design for the pedestrian bridge connecting the Air Rights Garage to the North Pavilion (Cancer Center) be submitted to the Department of Transportation for review and approval during the encroachment permit review process.
23. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
24. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
25. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
26. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$2,500,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 092-0605-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
27. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 092-0605-01, together with Certificate No. 311 previously issued November 25, 1980 with Traffic Investigation Report No. 092-8010-02, and Certificate No. 631 previously issued September 16, 1986 with Traffic Investigation Report No. 092-8602-02, be recorded on the municipal land records in accordance with the established procedure. A copy of the new Certificate shall be recorded on the land records upon issuance.
28. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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**d. New Milford - STC# 095-0502-02**

Mrs. Gina M. Greenalch presented the staff report on the Application for Certificate filed for Westrock Retail Plaza.

Upon motion of Deputy Commissioner Herman, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to Westrock New Milford, LLC c/o Westrock Development, LLC for Westrock Retail Plaza, a 106,875-square-foot gross floor area mixed-use development with 526 parking spaces located on U.S. Route 7 in New Milford, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The requirements refer to the attached plans prepared by CCA Engineering, LLC entitled:

- A. "Site Plan prepared for Westrock Development, LLC, US Route 7 & Cedar Knolls Drive, New Milford, Connecticut," Sheet No. S1, dated July 13, 2004 last revised May 8, 2005.
  - B. "Pavement Markings and Signing Plan, prepared for Westrock Development, LLC, US Route 7 & Cedar Knolls Drive, New Milford, Connecticut," Sheet No. M-1 dated July 13, 2004 last revised April 7, 2005.
1. That the site driveways on U.S. Route 7 and Cedar Knolls Drive be constructed in substantial conformance with the referenced plans.
  2. That 800 feet of intersection sight distance to the north and 620 feet of intersection sight distance to the south be provided and maintained from the site driveway along U.S. Route 7 measured at a point 15 feet back from the edge of roadway.
  3. That U.S. Route 7 be widened in substantial conformance with the referenced plans.
  4. That approach grades of the driveways and town roads along U.S. Route 7 affected by the roadway widening noted in Traffic Investigation Report No. 095-0502-02 meet Department of Transportation's standards for intersecting streets or not be increased.
  5. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
  6. That U.S. Route 7 be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department of Transportation's District 4 Office.

**d. New Milford - STC# 095-0502-02 - Contd.**

7. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
8. That any cutting, removal or pruning of trees, shrubbery or vegetation situated partially or wholly within the limits of the State highway right-of-way be in accordance with Department of Transportation Regulations.
9. That a traffic signal be installed on U.S. Route 7 at the Westrock Retail Plaza Drive. Upon completion of the installation of the signal, the Department of Transportation will review the installation and upon acceptance, assume ownership and ordinary maintenance such as cleaning and minor electrical repair. Major component replacement, repair or damage due to accident, vandalism, or nature and replacement due to normal wear shall be the responsibility of the owner of the Westrock Retail Plaza. When the maintenance and/or repair costs exceed \$500.00, the Department of Transportation shall perform this work and bill the owner of the Westrock Retail Plaza for all the actual costs. The owner of the Westrock Retail Plaza will pay for the electricity to operate the signal.
10. That an easement be granted to the State, at no cost, to place and maintain traffic signal appurtenances on site property at the intersection U.S. Route 7 at the site drive prior to the issuance of an encroachment permit. Right of Way File No. 095-000-194.
11. That an easement be granted along the site frontage, for highway purposes, to the State, at no cost, as indicated on the referenced plans prior to the issuance of an encroachment permit. Right of Way File No. 095-000-194.
12. That any easement to place and maintain traffic signal appurtenances on private property at the driveway to Waste Management, if necessary, be secured for the State, at no cost, prior to the issuance of an encroachment permit. Right of Way File No. 095-000-194.
13. That signs and pavement markings on U.S. Route 7 be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
14. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
15. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."

**d. New Milford - STC# 095-0502-02 - Contd.**

16. That no access to the site property from any adjacent properties be established without STC approval.
17. That an encroachment permit be obtained from the Department of Transportation's District 4 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
18. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$1,100,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 095-0502-02. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
19. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 095-0502-02 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
20. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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Mr. Bill Ferrigno from Sunlight Construction asked to address the Commission. He stated that he was the developer for Phillips Farm, and he wished to thank all those who helped in resolving the outstanding issues and putting this meeting together. He recognized that it was a learning experience for all, and he was grateful for the efforts put forth on his behalf.

Mr. Boice iterated the same sentiment.

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Upon motion of Deputy Commissioner Herman, seconded by Deputy Commissioner Lynch, it was voted to adjourn at 2:30 p.m.

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William Ramirez  
Secretary of Commission  
Commissioner of Motor Vehicles

Newington, Connecticut  
August 31, 2006  
Minutes Compiled By:  
Robbin L. Cabelus  
Executive Director